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MEMORANDUM

TO: Joint Form Based Code Committee
FROM: David E. White, AICP, Director of Planning & Zoning
DATE: April 13, 2015
RE: Form Based Code: Key Issues for Discussion

In follow-up to a meeting staff had with Andy today I wanted to share with you our “running list” of key issues that we think the Committee will need to be sure to discuss as you move forward. These items come from those raised by staff, Committee members and recurrent questions raised by the public. Our intent is to fit these into your discussion about each Form District where it makes sense. As you will see many of these are crowded under FD6, but once they have been resolved it will set the standard for how they work in the other applicable form districts.

As the Committee walks through the specific requirement of each section of the proposed draft, we encourage you to review that section in advance of the meeting and send any questions you may have to staff as they come up. In this way we know about them in advance we can be better prepared to discuss them with you in the meeting.

Form District 6:

- building height: base vs discretionary height, Special Height Areas (Regulating Plan), criteria for review of discretionary height (e.g. shadows) and exemptions
- fenestration, façade articulation and building massing standards
- building setbacks: more allowed under what conditions (e.g. to provide for public seating and gathering or Civic space)
- lot coverage and incentives for green on-site stormwater management
- allowed encroachments into ROW
- parking

Form District 5:

- lot coverage - waterfront in particular - and incentives for green on-site stormwater management
- building height: base vs discretionary height, where, criteria for review of discretionary height (e.g. shadows)
- building height setbacks/transition adjacent to FD4

Form District 4:

- mixed use buildings: where and what
- parking setbacks and allowed in the 2nd lot layer

Misc.

- roof reflectance
- glazing and transparency

Procedural:

- review process: pre-application, by-right and discretionary
- major impact triggers and criteria
- survey required and stamped plans by registered professionals (surveyor, architect and landscape architect) for certain applications. What
- Existing buildings: historic, conforming and non-conforming
- administrative and DRB relief: what and how

As you appreciate, this is a “running list” and we will add to it as issues come up.